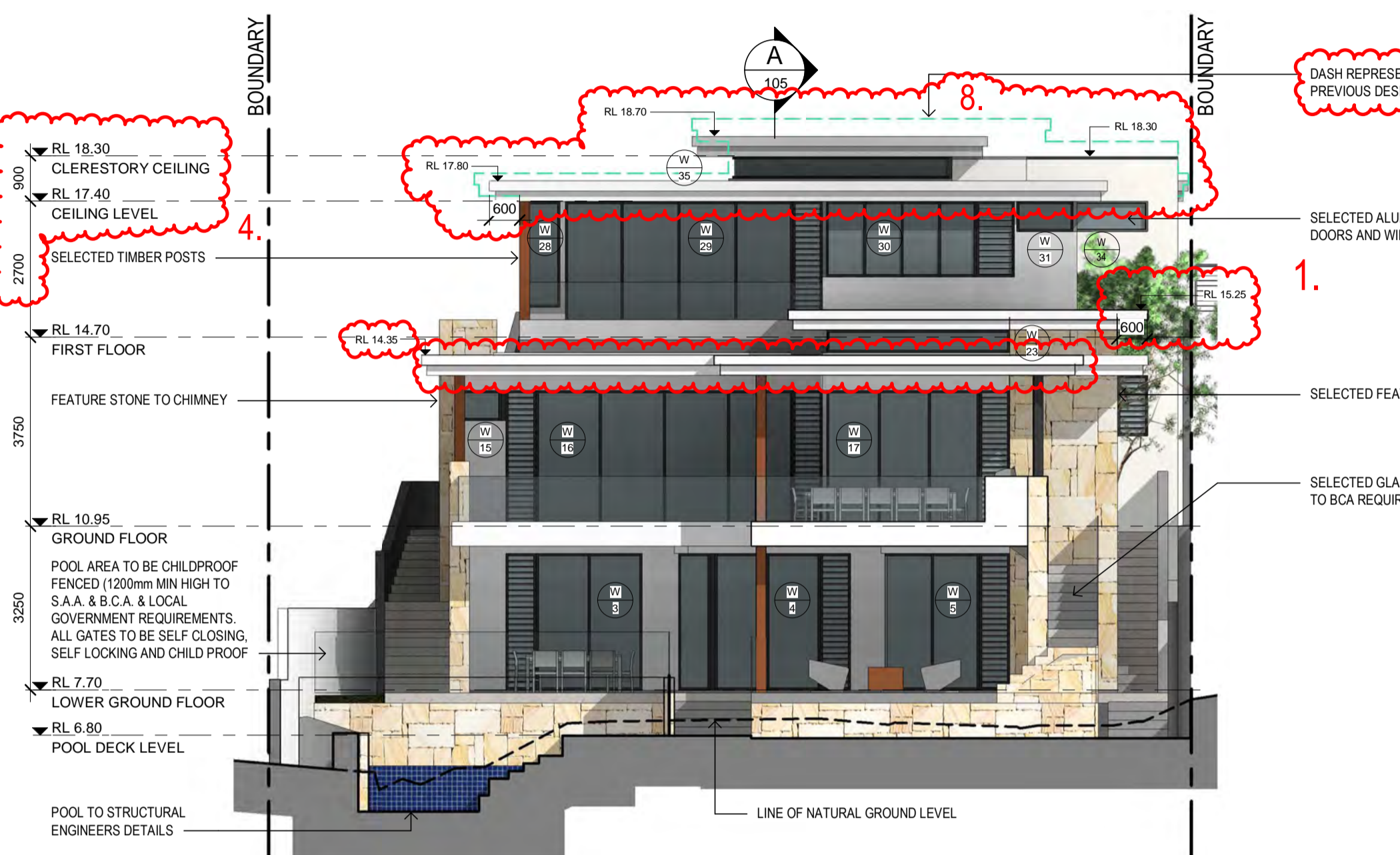
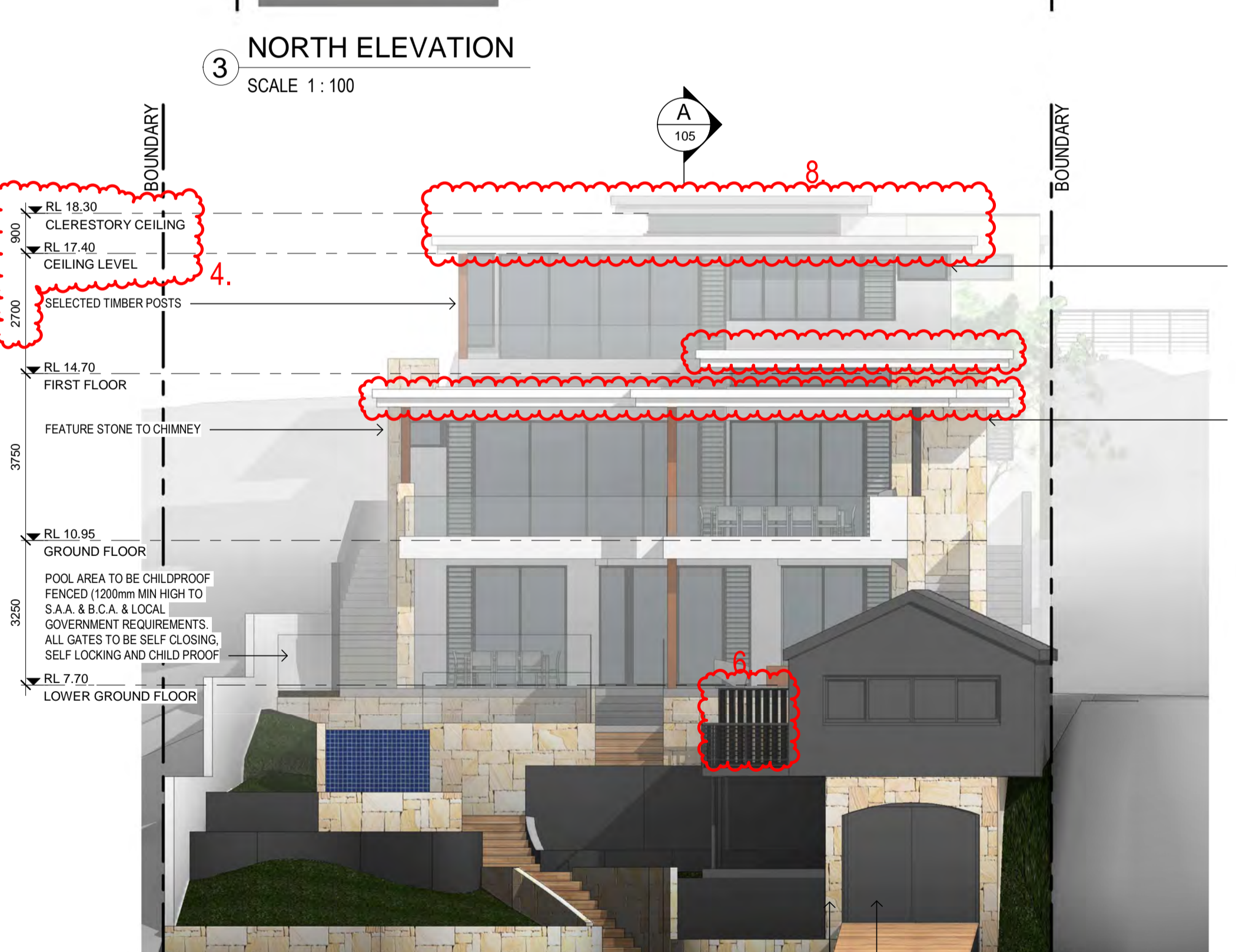


1 SOUTH ELEVATION (STREET)
SCALE 1:100



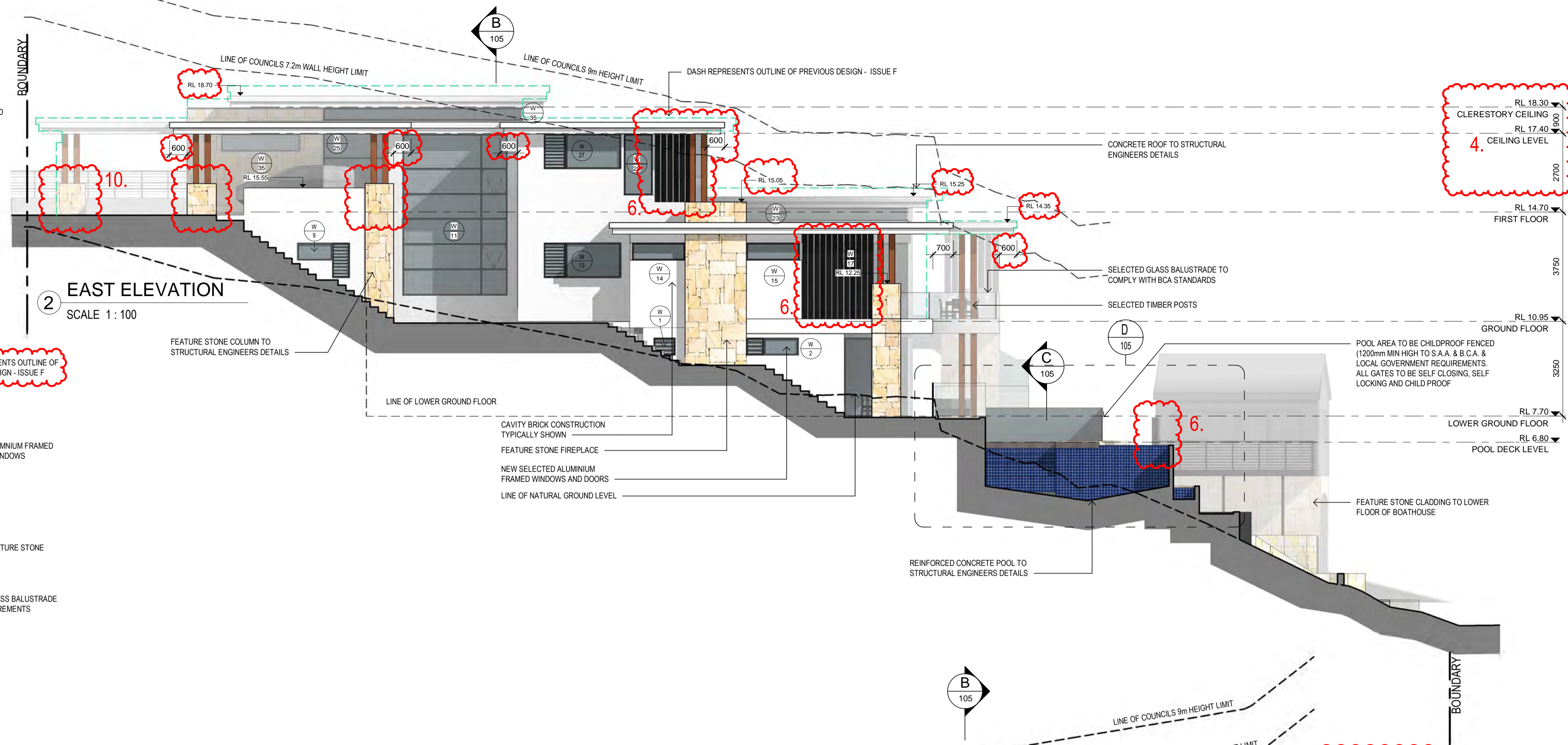
2 EAST ELEVATION
SCALE 1:100



3 NORTH ELEVATION
SCALE 1:100



4 OATLEY BAY ELEVATION
SCALE 1:100



5 WEST ELEVATION
SCALE 1:100

AMENDMENTS- REVISION G
 NOTE: DASHED BLUE LINE INDICATES OUTLINE OF REVISION F
 1. WORKSHOP WITHIN GARAGE REMOVED AND OVERALL DEPTH REDUCED TO 6000mm INTERNALLY.
 2. COURTYARD DIRECTLY OUTSIDE OF STAIRWELL ENLARGED.
 3. MAIN ROOF PROFILE REDUCED TO 400mm
 4. FIRST FLOOR CEILING HEIGHTS REDUCED BY 100mm TO ACHIEVE A 2700mm HEIGHT & 3600mm HEIGHT TO CLERESTORY
 5. REAR WALL TO GROUND FLOOR DINING AND LOWER GROUND FLOOR BEDROOM REDUCED BY 500mm
 6. PRIVACY SCREENS ADDED TO FIRST FLOOR AND GROUND FLOOR BALCONIES WITH A MAXIMUM OPENING ANGLE OF 45 DEGREES. PRIVACY SCREEN ADDED TO BOATHOUSE BALCONY.
 7. VOID TO STAIRWELL REMOVED.
 8. CLERESTORY ROOF PULLED BACK TO ALIGN WITH REAR OF LIFT WALL.
 9. EAVE OVERHANGS REDUCED TO 600mm
 10. SANDSTONE PLINTHS FOR FEATURE TIMBER COLUMNS REDUCED TO 1000mm IN HEIGHT ABOVE FINISHED FLOOR LEVEL

**DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION**

Thermal Comfort Specifications	
Glazed doors/windows/terrace	Aluminium framed single low-e clear glazing (U) Value < 4.0 (equal to or lower than) SHGC 0.62 (±0.06) Given values are AFRC, total window system values (glass and frame)
Skylights	No skylight
Roof	Concrete roof required to include an above, no insulation required External colour: Medium (0.475-0.67) Note: All roof penetrations have been modelled in accordance with NABERS protocols, all daylighting as assume sealed LED downlights
Ceiling	Plasterboard ceiling with a minimum of R1.0 insulation (product only values) required where concrete roof is over Plasterboard ceiling to garage, no insulation required Note: All ceiling penetrations have been modelled in accordance with NABERS protocols, all daylighting as assume sealed LED downlights
External Walls	Cavity brick wall required to include air: Kingspan Aural Premium insulation required throughout achieving a total system R-Value (equal to or greater than) R3.0 or equivalent Cavity brick wall adjacent to earth, no insulation required Cavity brick wall to garage, no insulation required External colour: Default colour modified
Internal walls	Plasterboard on stud, no insulation required
Floors	Concrete slab on ground, no insulation required Suspended concrete slab required to include air below, no insulation required Concrete slab between levels, no insulation required
Floor Coverings	Carpet to bedrooms, tiles to wet areas and timber elsewhere Shading as per stamped documentation
External Shading	SHGC: None
Features	Install awnings/minimum rating of 4.0 stars (4.4 and >= 6.0 U-values) Install roller shading system with a minimum rating of 4.0 stars in each toilet Install fans with a minimum rating of 6.0 stars in the kitchen Install fans with a minimum rating of 6.0 stars in each bathroom Install rainwater tank, minimum 12.8kL capacity collected from min. 23.28m² roof area Tank covered to landscape
Alternative Water	Swimming Pool Outdoor pool, 348L max volume with pool cover
Hot water System	Gas Storage System- Minimum 1.0 Stars
Cooling system	3 phase air conditioning to living areas - minimum EER < 2.5 Ceiling fan + 3 phase air conditioning to bedroom areas - minimum EER < 2.5
Heating system	3 phase air conditioning to living areas - minimum EER < 2.5 3 phase air conditioning to bedroom areas - minimum EER < 2.5
Ventilation	Mechanical: Individual fan, ducted to facade or roof, manual on/off switch Bathrooms - Individual fan, ducted to facade or roof, manual on/off switch Laundry: Individual fan, ducted to facade or roof, manual on/off switch Other Induction cooktop & electric oven, well ventilated refrigerator space, outdoor and indoor clothes drying line Minimum 1.0 MW Photovoltaic system

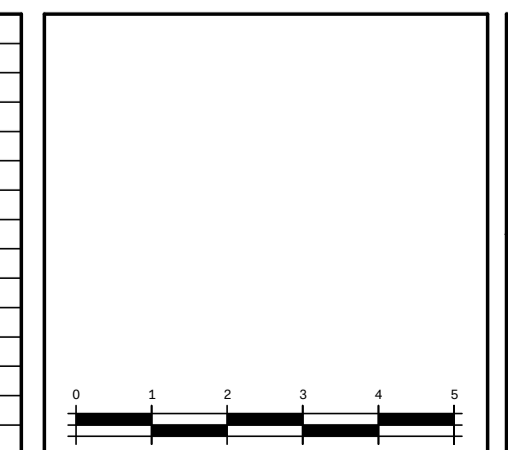
NOTE:
All existing & overall dimensions are nominal & subject to verification on site, where any discrepancy occurs between new work & existing dimensions - existing dimensions/work should take preference where necessary - otherwise notify Innovate Architects Pty Ltd.
Selected termite protection to be used on site in accordance with local council's requirements, B.C.A. and all relevant Australian Standards.
Smoke detectors to comply with requirements of specification e1.7 (NSW) fire and smoke alarms shall comply with AS 3786 and be connected to the main power supply.

GENERAL NOTES:
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities Regulations and all other relevant Authorities concerned.
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include i.e. slabs and footings, i.e. and steel beams and columns, wind bracing to AS 1170 and AS4055, anchor rods or bolts, tie downs, flings etc., driveway slabs and drainage to Council's satisfaction.
All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1584. All work to be carried out in a professional and workmanship like manner according to the plans and specification.

NOTE:
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference. All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out. No responsibility will be accepted by this firm for any variations in design, builder's method of construction or materials used, deviation from specification without permission or accepted work practices resulting in inferior construction. Locate and protect all services prior to construction.

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ISSUE	AMENDMENT	DATE	INT.
G	AMENDED DEVELOPMENT APPLICATION	FEB 19	
F	AMENDED DEVELOPMENT APPLICATION	SEPT 18	
E	ADDITIONAL INFORMATION AS REQUIRED	AUG 18	
D	AMENDED DEVELOPMENT APPLICATION	AUG 18	
C	DA ISSUE	18/04/2018	
B	PRELIMINARY DA PLANS	14/03/2018	
A	SKETCH PLANS	22/12/2017	
	ISSUE		INT.



CORDOVADO
 42 HERBERT STREET, OATLEY
 PROPOSED NEW DWELLING AND SWIMMING POOL
 ELEVATIONS

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Job Number: 2544
 Sheet: 104
 Scale: 1:100@A1
 Date: 20.02.19
 Issue: G
 Author: JW
 Checker: GJ
 Designer: GJ
 Job Title: CORDOVADO